128.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,300 / 760,300
					USE VALUE:	760,300 / 760,300
					ASSESSED:	760,300 / 760,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOHUE SUSAN J/ TRUSTEE
Owner 2:	ETHEL CLARE DONOHUE 2012 IRR
Owner 3:	
Street 1:	48 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOHUE ETHEL CLARE -
Owner 2:	-
Street 1:	48 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,605 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5605.000	284,700	5,100	470,500	760,300
Total Card	0.129	284,700	5,100	470,500	760,300
Total Parcel	0.129	284,700	5,100	470,500	760,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.12 | /Parcel: 459.1

Legal Description

User Acct 82911

GIS Ref

GIS Ref

Insp Date 04/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0024.0

!10012!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	5100	5,605.	470,500	765,000	765,000	Year End Roll	12/18/2019
2019	101	FV	227,600	5100	5,605.	441,100	673,800	673,800	Year End Roll	1/3/2019
2018	101	FV	227,600	5100	5,605.	364,700	597,400	597,400	Year End Roll	12/20/2017
2017	101	FV	227,600	5100	5,605.	335,200	567,900	567,900	Year End Roll	1/3/2017
2016	101	FV	227,600	5100	5,605.	305,800	538,500	538,500	Year End	1/4/2016
2015	101	FV	215,000	5100	5,605.	300,000	520,100	520,100	Year End Roll	12/11/2014
2014	101	FV	215,000	5100	5,605.	278,800	498,900	498,900	Year End Roll	12/16/2013
2013	101	FV	215,000	5100	5,605.	265,300	485,400	485,400		12/13/2012

PRINT

Date	Time
12/11/20	00:22:58

LAST REV

Date	Time
12/17/18	08:47:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOHUE ETHEL C	1413-68		3/23/2012	Convenience	1	No	No		
	532-24		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	82911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1585	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Meas/Inspect	336	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5605		Sq. Ft.	Site		0	80.	1.05	9									470,520						470,500	

Total AC/HA: 0.12867 | Total SF/SM: 5605 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 470,520 | Spl Credit | Total: 470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28405797
Const Adj.:	0.97757620
Adj $ / SQ:	163.184
Other Features:	80800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412648
Depreciation:	127921
Depreciated Total:	284727

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

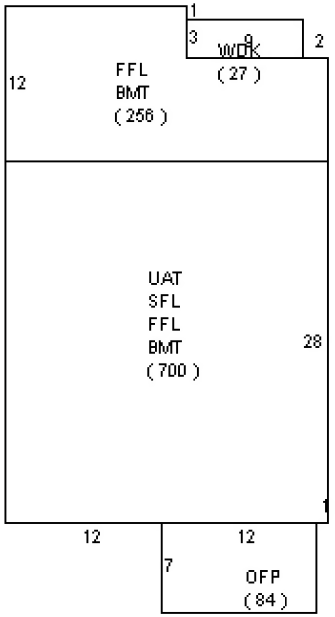
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.18
Special Features:	0	Val/Su Net:	98.24
Final Total:	284700	Val/Su SzAd	171.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	956	48.960	46,801
FFL	First Floor	956	163.180	156,004
SFL	Second Floor	700	163.180	114,229
UAT	Upper Attic	175	65.270	11,423
OFP	Open Porch	84	35.330	2,968
WDK	Deck	27	15.640	422

Net Sketched Area:	2,898			Total:	331,847
Size Ad	1656	Gross Are	3423	FinArea	1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

128.0-0002-0024.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100